

## WAREHOUSE FOR LEASE

# WAREHOUSE/LIGHT INDUSTRIAL SPACE

636 Pen Argyl Street, Pen Argyl, PA 18072



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	Fully Leased
<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	1.58 Acres
<b>YEAR BUILT:</b>	1900
<b>BUILDING SIZE:</b>	113,389 SF
<b>ZONING:</b>	LI

### PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group is offering warehouse/storage space for lease in Pen Argyl. Up to 19,325 contiguous square feet with spaces ranging from 5,300 square feet to 8,925 square feet. Shared access to overhead door, loading dock and freight elevator for each unit. Build-out and combination of spaces possible. These flexible options allow for light manufacturing, warehouse and/or office uses. Concrete floors with ceiling heights ranging from 10.5 feet to 13 feet. Parking available in gravel lot across West Main Street.

### LOCATION OVERVIEW

Pen Argyl is a borough in Northampton County, Pennsylvania, 26 miles north of Allentown, in the Lehigh Valley region of the state. It is part of Pennsylvania's Slate Belt. Pen Argyl is near Route 33 and Interstate 80 at the foothills of the Blue Ridge Mountain and the Appalachian Trail.

**KW COMMERCIAL**  
800 Main Street  
Stroudsburg, PA 18360

**DANIEL PERICH GROUP**  
O: 570.213.4900  
dperich@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Lease Rate

**NEGOTIABLE**

### PROPERTY INFORMATION

Property Type	Warehouse
Property Subtype	Warehouse/Distribution
APN #	E8NE4B 7 1 0625
Corner Property	Yes
Waterfront	Yes
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

### LOCATION INFORMATION

Building Name	Warehouse/Light Industrial Space
Street Address	636 Pen Argyl Street
City, State, Zip	Pen Argyl, PA 18072
County	Northampton
Township	Pen Argyl Borough
Road Type	Paved
Nearest Highway	Route 33

### BUILDING INFORMATION

Ceiling Height	10 ft
Minimum Ceiling Height	10 ft
Number of Floors	3
Year Built	1900
Construction Status	Existing
Condition	Average
Number of Buildings	1

### UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Number of Elevators	1
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

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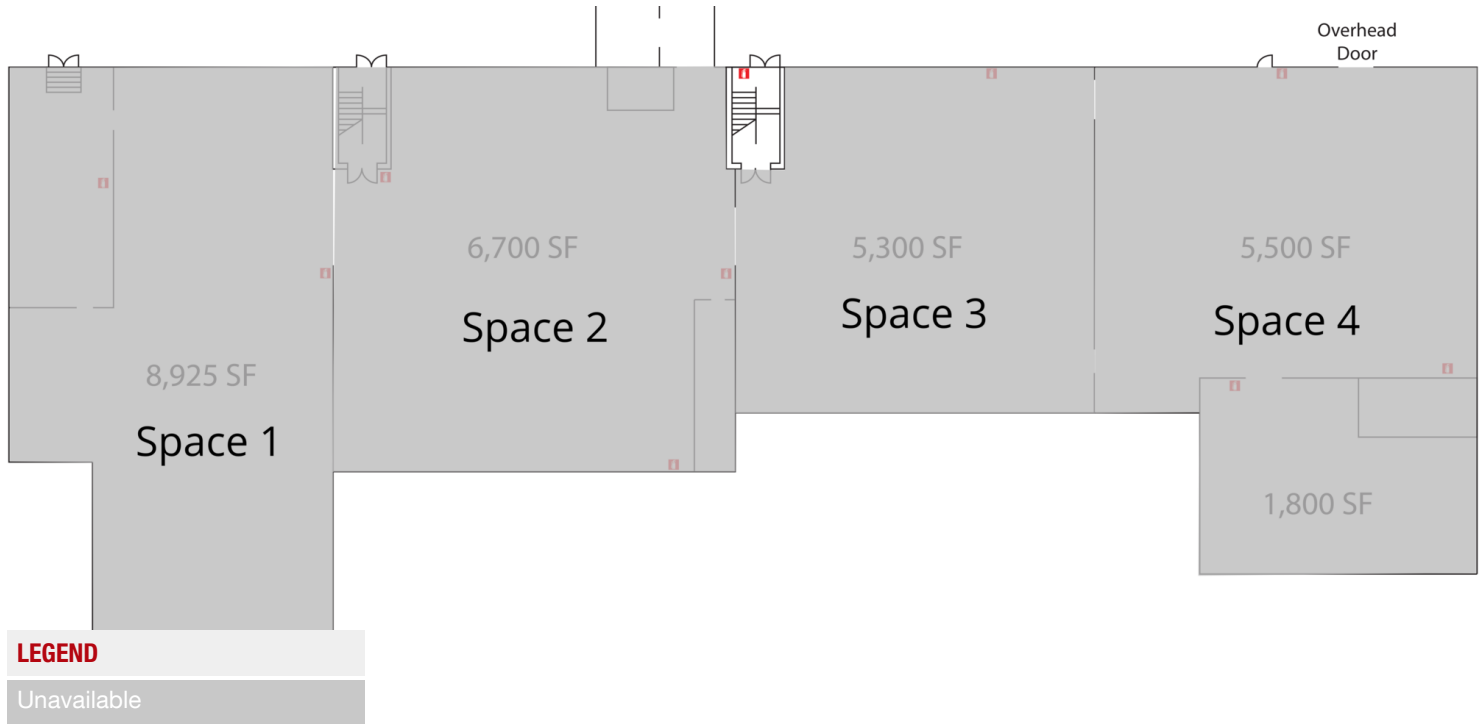
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### LEASE INFORMATION

Lease Type: - Lease Term: Negotiable  
Total Space: Fully Leased Lease Rate: Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Space 1	-	8,925 SF	plus utilities	-
Space 2	-	6,700 SF	plus utilities	-
Space 3	-	5,300 SF	plus utilities	-
Space 4	-	7,300 SF	plus utilities	-

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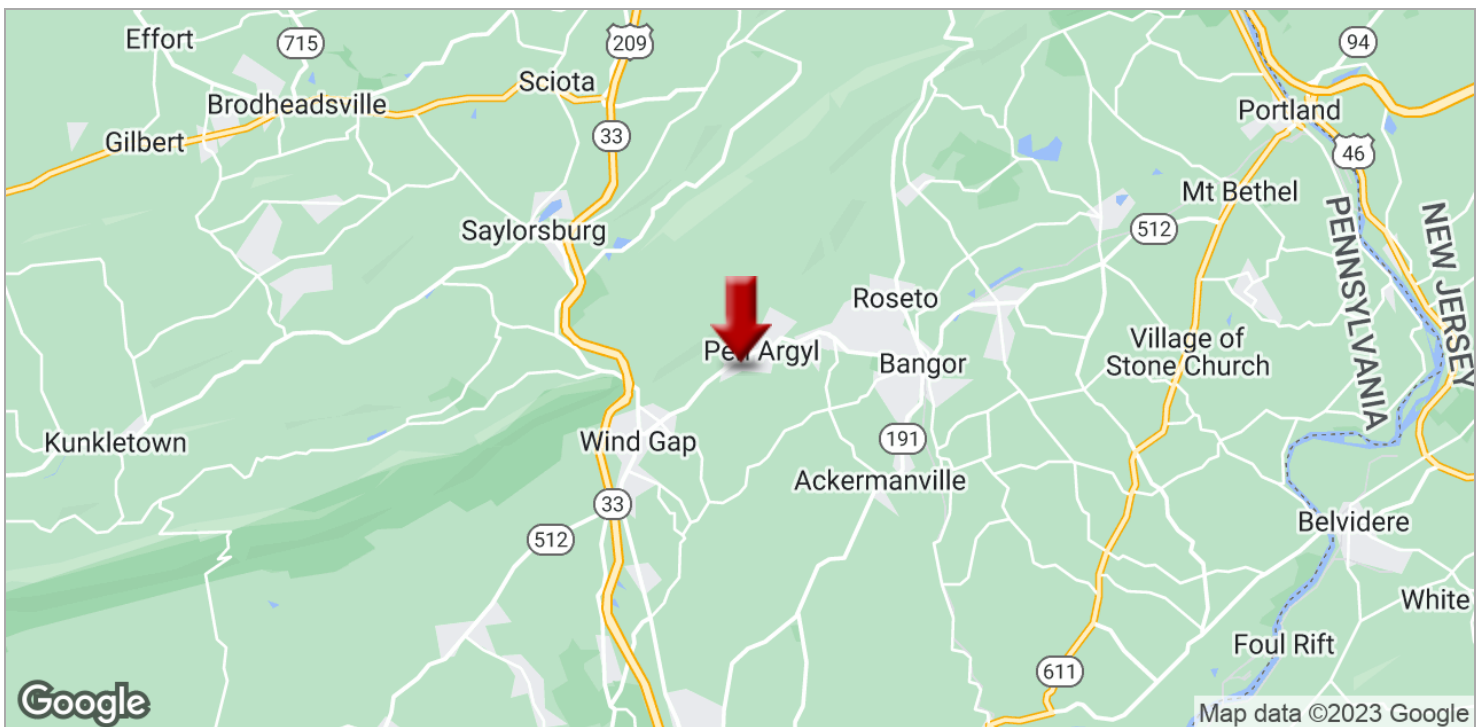
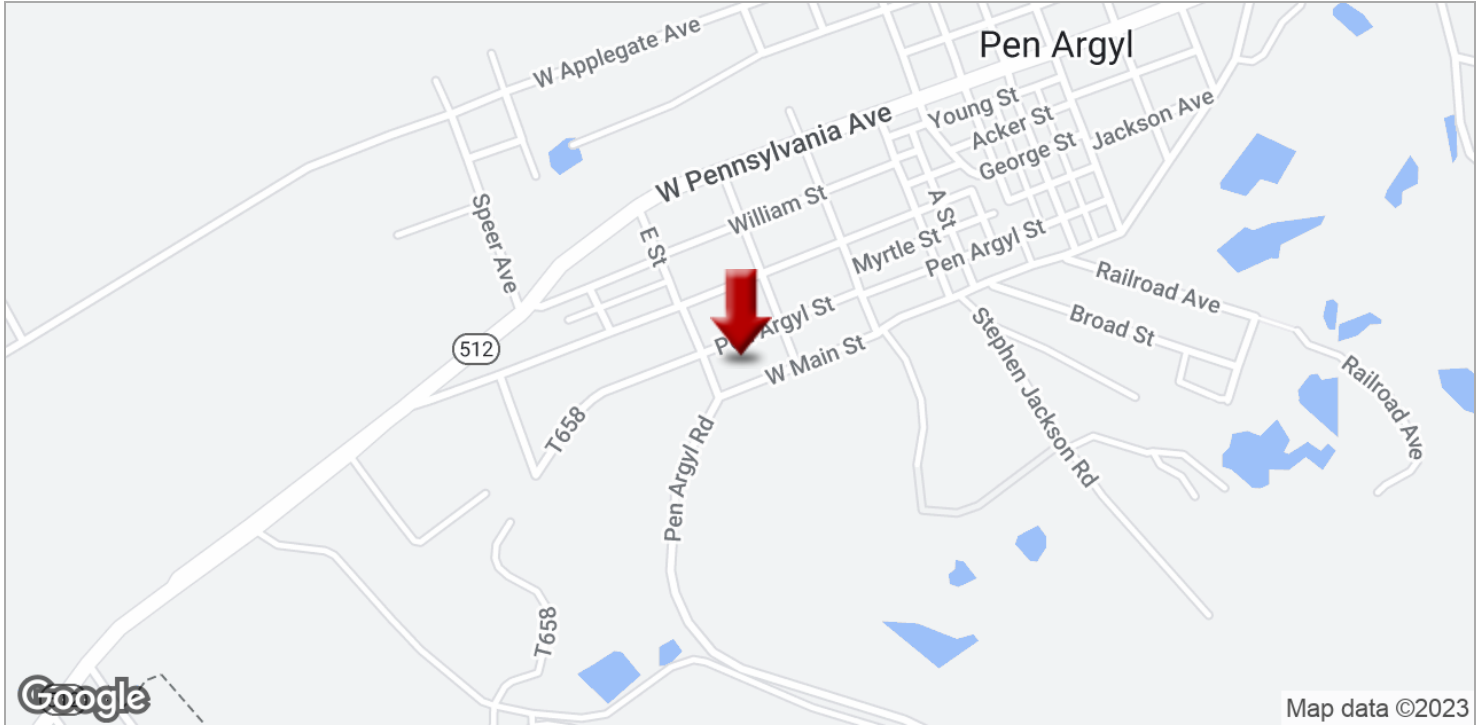
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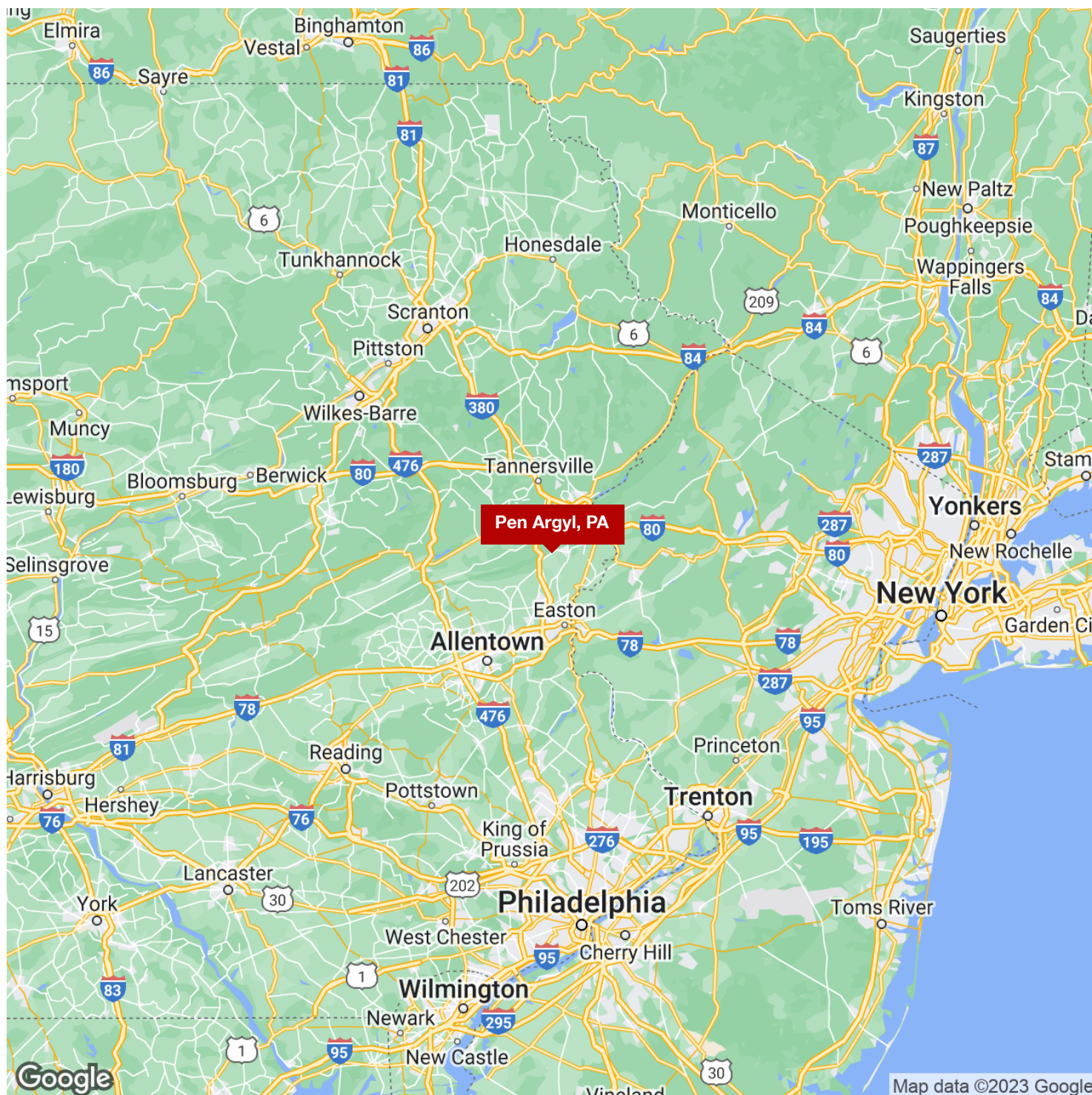
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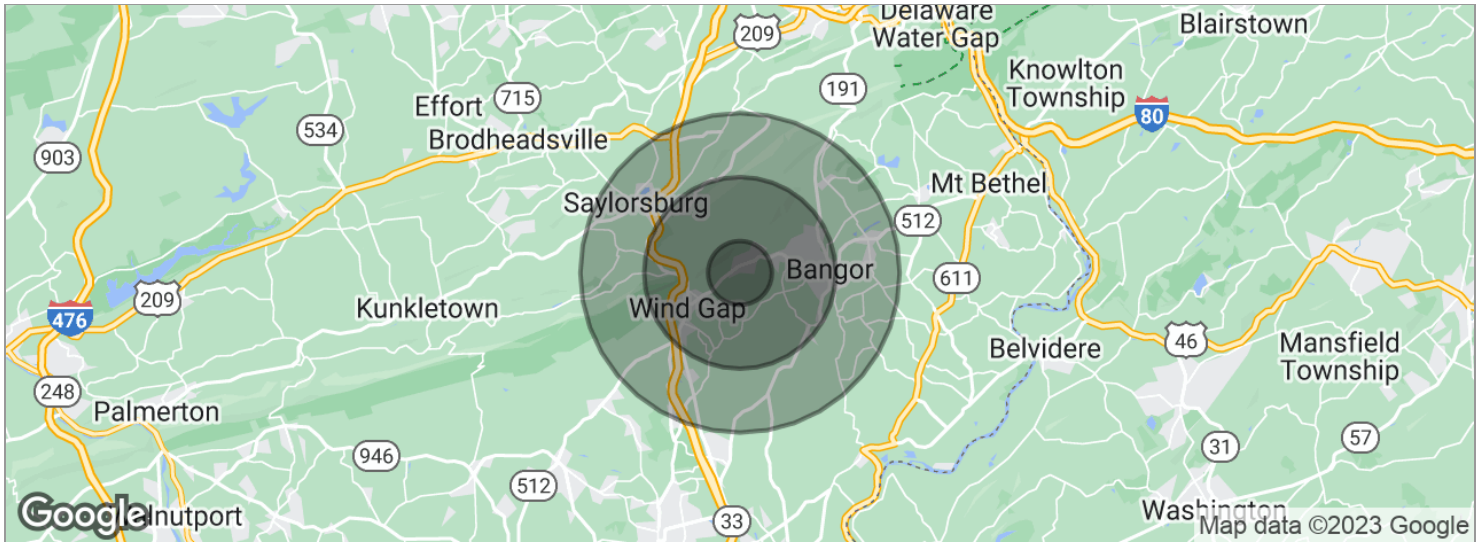
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,046	14,913	33,146
Median age	39.1	41.6	41.9
Median age (male)	37.6	39.2	40.3
Median age (Female)	40.2	44.0	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,609	5,934	12,805
# of persons per HH	2.5	2.5	2.6
Average HH income	\$62,611	\$62,972	\$65,157
Average house value	\$281,776	\$228,791	\$225,539
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	0.3%	1.6%	1.8%
RACE (%)	1 MILE	3 MILES	5 MILES
White	97.5%	97.0%	97.0%
Black	0.8%	0.8%	0.8%
Asian	0.3%	1.2%	1.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.7%	0.3%	0.1%
Other	0.0%	0.1%	0.2%

\* Demographic data derived from 2020 ACS - US Census

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